

NOTICE OF PUBLIC HEARING
Consent/Land Severance

You are receiving this notice because you are either:

- Assessed owner of a property located within 60 metres of the subject property
- Applicant/agent on file, or
- Person likely to be interested in this application

APPLICATION NO.:	HM/B-22:65	SUBJECT PROPERTY:	169 MACAULAY STREET E, HAMILTON
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APPLICANTS: Agent R. & R. Designs – N. Viridi
Owner N. Star Investments Inc.

PURPOSE & EFFECT: To permit the conveyance of a parcel of land and to retain a parcel of land for residential purposes. The existing dwelling will be demolished.

	Frontage	Depth	Area
SEVERED LANDS:	7.20 m [±]	45.40 m [±]	327.074 m ^{2±}
RETAINED LANDS:	7.20 m [±]	45.41 m [±]	327.111 m ^{2±}

Associated Planning Act File(s): N/A

This Notice must be posted by the owner of any land which contains seven or more residential units so that it is visible to all residents.

This application will be heard by the Committee as shown below:

DATE:	Thursday, July 28, 2022
TIME:	2:40 p.m.
PLACE:	Via video link or call in (see attached sheet for details)
	2nd floor City Hall, room 222 (see attached sheet for details), 71 Main St. W., Hamilton
	To be streamed (viewing only) at www.hamilton.ca/committeeofadjustment

For more information on this matter, including access to drawings illustrating this request and other information submitted:

- Visit www.hamilton.ca/committeeofadjustment
- Visit Committee of Adjustment staff at 5th floor City Hall, 71 Main St. W., Hamilton
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, or 3935

PUBLIC INPUT

Written: If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, including deadlines for submitting to be seen by the Committee.

Orally: If you would like to speak to this item at the hearing you may do so via video link, calling in, or attending in person. Please see attached page for complete instructions, including deadlines for registering to participate virtually and instructions for check in to participate in person.



Subject Lands

DATED: July 12, 2022

Jamila Sheffield,
Secretary-Treasurer
Committee of Adjustment

Information respecting this application is being collected under the authority of the Planning Act, R.S.O., 1990, c. P. 13. All comments and opinions submitted to the City of Hamilton on this matter, including the name, address, and contact information of persons submitting comments and/or opinions, will become part of the public record and will be made available to the Applicant and the general public, and may include posting electronic versions.

If a person or public body that files an appeal of a decision of The City of Hamilton Committee of Adjustment in respect of the proposed consent does not make written submissions to The City of

HM/B-22:65

Hamilton Committee of Adjustment before it gives or refuses to give a provisional consent, the Ontario Land Tribunal may dismiss the appeal.

If you wish to be notified of the decision of The City of Hamilton Committee of Adjustment in respect of the proposed consent, you must make a written request to the Secretary-Treasurer of The City of Hamilton Committee of Adjustment by email at cofa@hamilton.ca or by mail through City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5.

PARTICIPATION PROCEDURES

Written Submissions

Members of the public who would like to participate in a Committee of Adjustment meeting are able to provide comments in writing or via email in advance of the meeting. Comments can be submitted by emailing cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5. **Comments must be received by noon two days before the Hearing.**

Comment packages are available two days prior to the Hearing and are available on our website: www.hamilton.ca/committeeofadjustment

Oral Submissions

Members of the public are also able to provide oral comments regarding Committee of Adjustment Hearing items by participating Virtually through Webex via computer or phone or by attending the Hearing In-person. Participation Virtually requires pre-registration in advance. Please contact staff for instructions if you wish to make a presentation containing visual materials.

1. Virtual Oral Submissions

Interested members of the public, agents, and owners must register by noon the day before the hearing to participate Virtually.

To register to participate Virtually by Webex either via computer or phone, please contact Committee of Adjustment staff by email cofa@hamilton.ca. The following information is required to register: Committee of Adjustment file number, hearing date, name and mailing address of each person wishing to speak, if participation will be by phone or video, and if applicable the phone number they will be using to call in.

A separate registration for each person wishing to speak is required. Upon registering for a meeting, members of the public will be emailed a link for the Webex meeting the Wednesday afternoon before the hearing. The link must not be shared with others as it is unique to the registrant.

2. In person Oral Submissions

Interested members of the public, agents, and owners who wish to participate in person must sign in at City Hall room 222 (2nd floor) no less than 10 minutes before the time of the Public Hearing as noted on the Notice of Public Hearing.

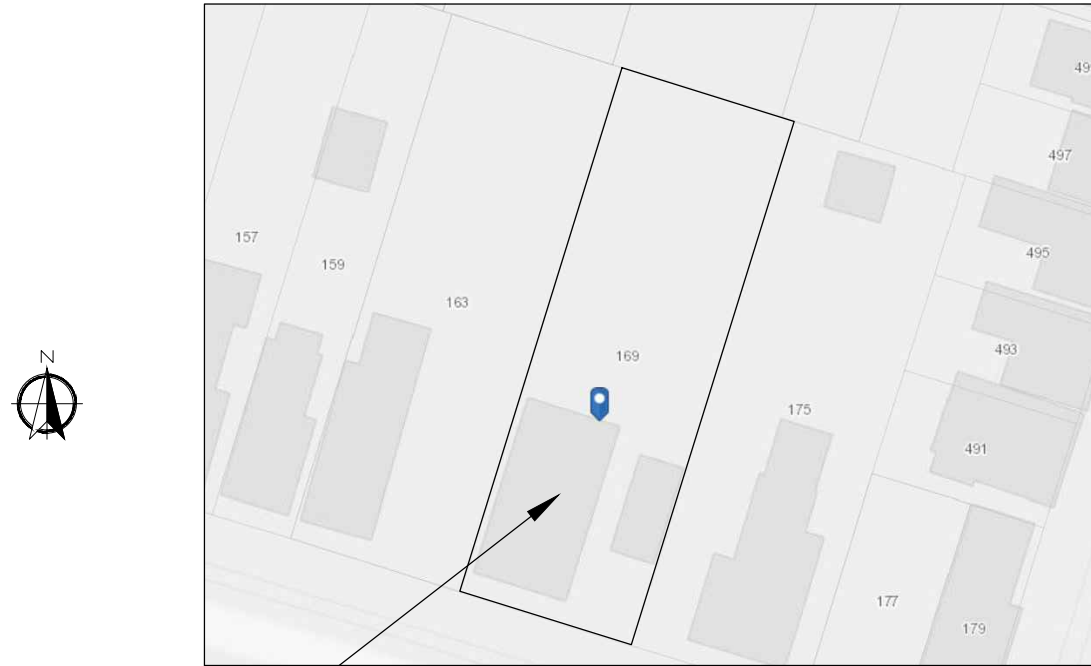
We hope this is of assistance and if you need clarification or have any questions, please email cofa@hamilton.ca or by phone at 905-546-2424 ext. 4221.

Please note: Webex (video) participation requires either a compatible computer or smartphone and an application (app/program) must be downloaded by the interested party in order to participate. It is the interested party's responsibility to ensure that their device is compatible and operating correctly prior to the Hearing.

LOT SEVERANCE
169 MACAULAY ST E,
HAMILTON, ON L8L 3X5.



EXISTING BUILDING IMAGE



AREA OF WORK

KEY MAP

SCOPE OF WORK:
1. LOT SEVERANCE

SCOPE OF WORK

TITLE/SITE	REVISIONS					
ARCHITECTURAL						
A0.01 COVER PAGE						
A0.02 GENERAL NOTES						
SP.01 EXISTING SITE PLAN						
SP.02 PROPOSED SITE PLAN						

SHEET INDEX

1. CONTRACTOR SHALL CHECK DIMENSIONS AND REPORT DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
2. DO NOT SCALE DRAWINGS.
3. THE DESIGN AND DRAWINGS WERE DEVELOPED FOR A SPECIFIC PURPOSE AND MAY NOT BE ALTERED , ISSUED, OR REPRODUCED FOR ANY OTHER PURPOSE.

ARCHITECT
ENGINEER

R&R DESIGNS INC.



92 STAPLETON AVE
HAMILTON, ON L8H 3N6
Tel: 905.547-8668
RICHIE@R-DESIGNS.NET
WWW.R-DESIGNS.NET

REVISIONS

NO.	DESCRIPTION	DATE
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PROJECT #. RR27

DRAWN BY: A.D
REVIEWED BY: R.K
DATE: 2022-06-07

PROJECT NAME

ADDRESS:
169 MACAULAY ST E,
HAMILTON, ON L8L 3X5.

SHEET NAME

COVER PAGE

SHEET NO.



A0.01

GENERAL NOTES:

- 1. CONTRACTOR TO VERIFY ALL DESIGN DRAWINGS AS THEY APPLY FOR EACH TRADE AS APPLICABLE TO THE PROJECT.
- 2. INSPECT INTERIOR AND EXTERIOR WALLS. REPLACE ANY DAMAGED SUBSTRATE WALLS ETC. INSPECT WINDOWS & WALLS BELOW WINDOWS FOR EVIDENCE OF MOISTURE DAMAGE & IMPROPERLY INSTALLED FLASHING. VERIFY WITH OWNER.
- 3. ALL BEAMS WITH POINT LOADS TO BE SIZED BY PROFESSIONAL ENGINEER.
- 4. PROVIDE ENGINEERED LINTELS FOR ALL OPENINGS SUPPORTING TRUSSES SPANNING MORE THAN 4 FEET.
- 5. ALL LEVEL BEAMS @ HEADERS TO BE PRE-ENGINEERED BY LVL SUPPLIER.
- 6. ANY PORTION OF CONCRETE WALL THAT IS Laterally UNSUPPORTED FOR 48" OR MORE IN LENGTH, MUST BE ENGINEERED.
- 7. ENERGY REQUIREMENTS AS PER SB-12 OF THE O.B.C.
- 8. MILLWORK SUB-CONTRACTOR OR GENERAL CONTRACTOR SHALL VERIFY ON SITE ALL DIMENSIONS THAT ARE NECESSARY FOR THE CONSTRUCTION & INSTALLATION OF FURNITURE, MILLWORK AND EQUIPMENT.
- 9. ALL SUB FLOORS SCREWED & GLUED TO FLOOR JOISTS.
- 10. ALL PERIMETER WALLS TO BE STRIPED FROM THE INSIDE, CLEANED, ALL MOLD TO BE REMOVED AND DAMAGED AREAS TO BE REPAIRED AND PREPARED TO RECEIVE NEW FINISH. (UNLESS NOTED OTHERWISE).
- 11. ALL SWITCHES AND OUTLETS TO BE INSTALLED AS

- PER PART 9.34.2 OF THE O.B.C.
- 12. PLUMBING NOTE: PRESSURE BALANCED OR THERMOSTATICALLY CONTROLLED MIXING VALVES FOR SHOWER UNITS. PRESSURE BALANCED OR THERMOSTATICALLY CONTROLLED MIXING VALVES FOR ALL FAUCETS OR WATER HEATER SOURCE.
 - 13. CONTRACTOR TO VERIFY ALL EXISTING GRADES AND ALL FINISHED GRADES ON SITE.
 - 14. ALL DIMENSIONS ARE TO INTERIOR WALL FACE. ONLY NEW INTERIOR PARTITION DIMENSIONS SHOWN ON PROPOSED DRAWING. EXTERIOR WALL AND EXITING INTERIOR WALL DIMENSIONS SHALL BE VERIFIED ON SITE.
 - 15. FOR INTERIOR FINISHES, VERIFY WITH OWNER.
 - 16. IF THERE IS NO SPECIFIED, EXISTING ITEMS TO REMAIN, REPAIR IF IT IS REQUIRED.

FIRE PROTECTION:

- 1. INTERCONNECTED CARBON MONOXIDE DETECTOR SHALL BE INSTALLED IN THE BASEMENT IN A RETURN DUCT THAT WILL SHUT OFF THE FURNACE FAN IN THE EVENT OF A FIRE. CARBON MONOXIDE DETECTORS REQUIRED FOR ALL FUEL APPLIANCES (O.B.C. 9.33.4.2).
- 2. INSTALL SMOKE ALARMS IN EACH SLEEPING ROOM ON EVERY FLOOR AS PER 9.10.19.3.(1) (B).
- 3. SMOKE ALARMS SHALL BE WIRED SO THAT WHEN THE ALARM SOUNDS, ALL ALARMS SOUND. SMOKE ALARMS SHOULD CONFORM TO SECTION 9.10.19.6. (SILENCING).
- 4. ALL SMOKE ALARMS TO BE INTERCONNECTED AS PER 9.10.19.5. ALL SMOKE ALARMS TO HAVE VISUAL SIGNAL DEVICE IN ADDITION TO AN AUDIBLE SIGNAL DEVICE.

FIRE SEPARATION NOTES:


- 1. EXISTING FIRE SEPARATIONS TO BE MAINTAINED.
- 2. DAMAGED AREAS SHALL BE CORRECTED BY THE G.C. ANY PENETRATIONS SHALL BE SEALED TO ENSURE NO COMPROMISE OF FIRE RATINGS.
- 3. EVERY DOOR IN A FIRE SEPARATION SHALL HAVE A SELF-CLOSING DEVICE AS PER 9.10.12.10. (1).

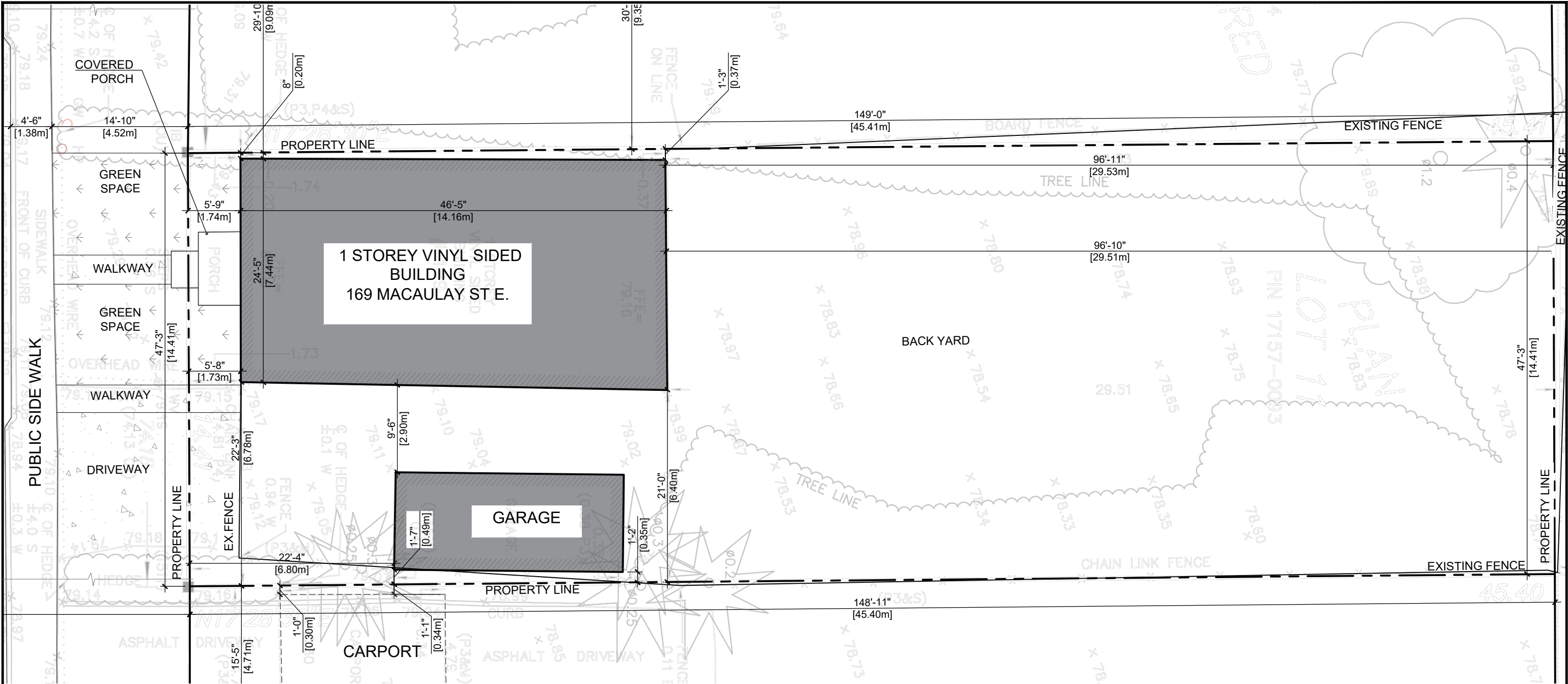
WASHROOMS:

- 1. WATERPROOF WALLBOARD REQUIRED AS TILE BASE AROUND TUBS AND SHOWERS.
- 2. USE MOISTURE RESISTANT DRYWALL IN WET AREAS.

STAIRS:

- 1. ALL HANDRAILS AND GUARDS TO BE INSTALLED AS PER SB-1 OF THE O.B.C.

<div>1. CONTRACTOR SHALL CHECK DIMENSIONS AND REPORT DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.</div> <div>2. DO NOT SCALE DRAWINGS.</div> <div>3. THE DESIGN AND DRAWINGS WERE DEVELOPED FOR A SPECIFIC PURPOSE AND MAY NOT BE ALTERED , ISSUED, OR REPRODUCED FOR ANY OTHER PURPOSE.</div>	<div>ARCHITECT</div> <div>ENGINEER</div>	<div><div>R&R DESIGNS INC.</div><div><div>Another project by</div><div></div><div>Architectural services Residential & Commercial</div></div><div>92 STAPLETON AVE HAMILTON, ON L8H 3N6 Tel: 905.547-8668 RICHIE@R-RDESIGNS.NET WWW.R-RDESIGNS.NET</div></div>	<table><tr><th colspan="3">REVISIONS</th></tr><tr><th>NO.</th><th>DESCRIPTION</th><th>DATE</th></tr><tr><td>△</td><td></td><td></td></tr><tr><td>△</td><td></td><td></td></tr><tr><td>△</td><td></td><td></td></tr><tr><td>△</td><td></td><td></td></tr><tr><td>△</td><td></td><td></td></tr><tr><td>△</td><td></td><td></td></tr></table>	REVISIONS			NO.	DESCRIPTION	DATE	△			△			△			△			△			△			<div>PROJECT #. RR27</div> <div>DRAWN BY: A.D</div> <div>REVIEWED BY: R.K</div> <div>DATE: 2022-06-07</div>	<div>PROJECT NAME</div> <div>ADDRESS: 169 MACAULAY ST E, HAMILTON, ON L8L 3X5.</div>	<div>SHEET NAME</div> <div>GENERAL NOTES</div> <div>SHEET NO. A0.02</div>
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1 EXISTING SITE PLAN
Scale: 3/32"=1'-0"

SITE STATISTICS	
LOT AREA	0.17 Acre
FRONTAGE	47'-3" (14.41m)
DEPTH	149'-0" (45.41 m)
ZONE CODE	D
PARENT BY-LAW	6593 FORMER HAMILTON
ZONING DESCRIPTION	URBAN PROTECTED RESIDENTIAL - ONE & TWO FAMILY DWELLINGS.

EXISTING BUILDING STATISTICS	
FRONT SETBACK	± 5'-8" (1.73 m)
REAR SETBACK	± 96'-10" (29.51 m)
NORTH SIDE SETBACK	± 1'-3" (0.37 m)
SOUTH SIDE SETBACK	± 21'-0" (6.40 m)
WIDTH	± 24'-5" (7.44 m)
DEPTH	± 46'-5" (14.16 m)
# OF STOREY	1.0

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ENGINEER

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Another project by



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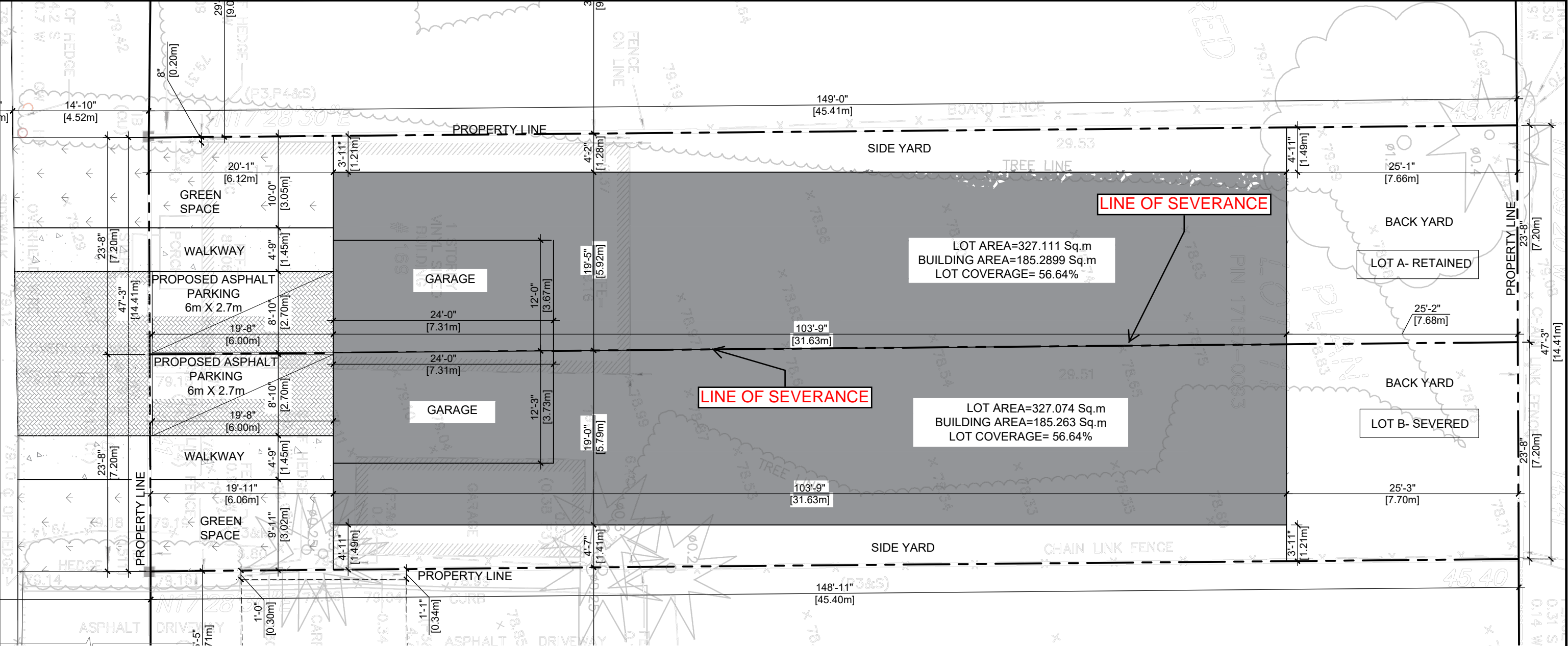
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HAMILTON, ON L8L 3X5.

SHEET NAME

EXISTING SITE PLAN

SHEET NO. SP.01



1 PROPOSED SITE PLAN
Scale: 3/32"=1'-0"

	LOT A (Retained)	LOT B (Severed)
ZONING CODE	D	D
LOT AREA	327.111 Sq.m (3520.9948 sq.ft)	327.074 Sq.m (3520.5936 sq.ft)
FRONTAGE	7.20 m (23'-8")	7.20 m (23'-8")
DEPTH	45.41 m (149'-0")	45.40 m (148'-11")
PROPOSED # OF STORIES	2	2

	LOT A (Retained)		LOT B (Severed)	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
FRONT SETBACK	6 m	6.12 m	6 m	6.06 m
REAR SETBACK	7.5 m	7.66 m	7.5 m	7.70 m
WEST SIDE SETBACK	1.2 m	1.49 m	0.0 m	0.0 m
EAST SIDE SETBACK	0.0 m	0.0 m	1.2 m	1.49 m

LANDSCAPE CALCULATIONS LOT A			LANDSCAPE CALCULATIONS LOT B		
	SQ. M.	PERCENTAGE		SQ. M.	PERCENTAGE
FRONT YARD	44.0220	100.0000	FRONT YARD	43.7970	100.0000
GREEN SPACE	18.5155	42.0597	GREEN SPACE	18.3860	41.9800
DRIVEWAY	16.6279	37.7718	DRIVEWAY	16.5893	37.8777
WALKWAY	8.8783	20.1679	WALKWAY	8.8224	20.1439
TOTAL		±100	TOTAL		±100

ONLY MINIMUM SETBACKS WILL BE RETAINED DURING FINAL PERMIT DRAWING SUBMISSION

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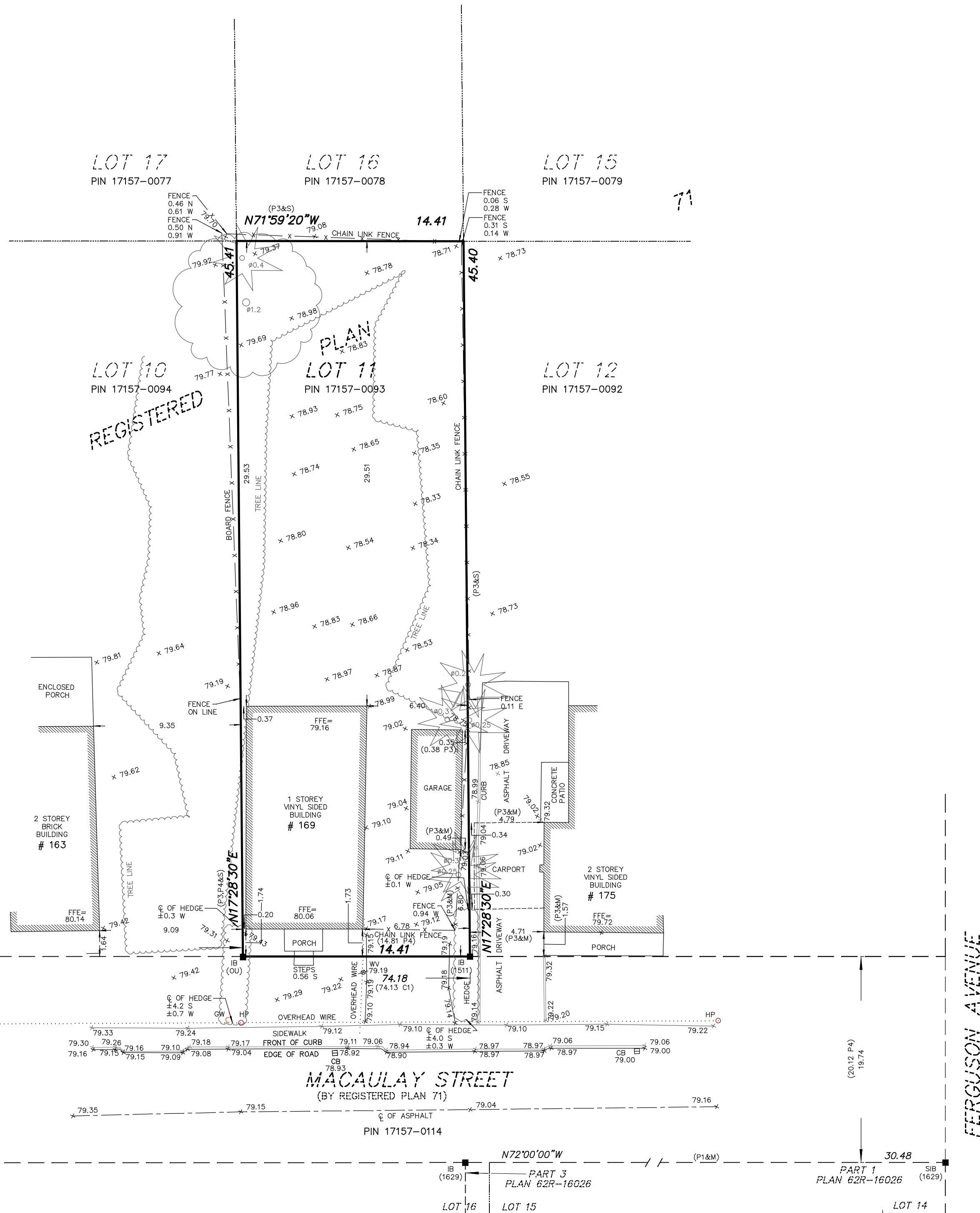
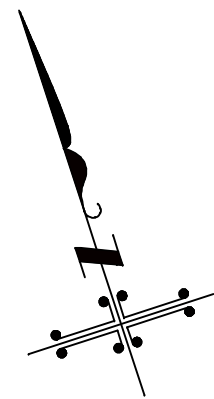
SHEET NAME

PROPOSED SITE PLAN



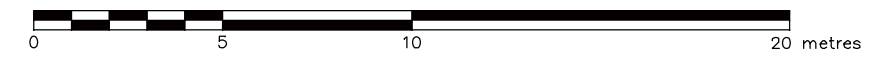
SHEET NO. SP.02

PLAN BEING PART 1
MUST BE READ IN CONJUNCTION WITH
SURVEY REPORT BEING PART 2



SURVEYOR'S REAL PROPERTY REPORT
PLAN OF SURVEY WITH TOPOGRAPHIC FEATURES OF
LOT 11
REGISTERED PLAN 71
BEING IN THE
CITY OF HAMILTON

SCALE 1 : 200



MackKAY, MacKAY & PETERS LIMITED – ONTARIO LAND SURVEYORS
© 2019

KNOWN AS MUNICIPAL No. 169 MACAULAY STREET EAST
REPORT SUMMARY BEING PART 2 (to be read in conjunction with Part 1)

LAND REGISTRY OFFICE TITLE INFORMATION ON SUBJECT PROPERTY INCLUDING
BOUNDARIES, EASEMENTS AND RIGHT OF WAYS – DATE SEPTEMBER 9, 2019.
REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY:
NONE

ADDITIONAL REMARKS:
REFER TO PART 1 OF SURVEY FOR THE LOCATION OF BUILDINGS, STRUCTURES, FENCES AND UTILITIES.

Note :
MackKAY, MacKAY & PETERS LIMITED grants DISABATING CONSTRUCTION MANAGEMENT INC. [“The Client(s)”], their solicitor
and other related parties permission to use “Original Copies” of the Surveyor’s Real Property Report in
transactions involving “The Client(s)”.

“METRIC” DISTANCES SHOWN HEREON ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

Benchmark Note:
CITY OF HAMILTON BENCHMARK No. 0011965U666 ELEVATION = 85.483 METRES
(CGVD 1928:1978 READJUSTMENT)

HAMILTON WENTWORTH CITY OF HAMILTON BENCHMARK, HOUSE No. 529 JAMES STREET NORTH,
AT NORTHWEST CORNER OF INTERSECTION OF MACAULEY STREET, PLATE IN SOUTH BRICK WALL,
1.82 METRES FROM SOUTHWEST CORNER.

Legend :

■ DENOTES A SURVEY MONUMENT FOUND	⊙ DENOTES ROUND
SIB DENOTES STANDARD IRON BAR	PIN DENOTES PROPERTY IDENTIFICATION NUMBER
SSIB DENOTES SHORT STANDARD IRON BAR	(OU) DENOTES ORIGIN UNKNOWN
IB DENOTES IRON BAR	P1 DENOTES PLAN 62R-16026
⊙ DENOTES CENTRE LINE	P2 DENOTES PLAN 62R-20193
CB DENOTES CATCH BASIN	P3 DENOTES PLAN BY GUIDO CONSOLI SURVEYING
HP DENOTES HYDRO POLE	DATED FEBRUARY 23, 1988
GW DENOTES GUY WIRE	P4 DENOTES REGISTERED PLAN 71
	P5 DENOTES PLAN 62R-14573
	C1 DENOTES CALCULATED FROM P3 AND P5

BUILDING TIES ARE TO FOUNDATIONS, UNLESS OTHERWISE NOTED.

Bearing Reference :
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHERLY LIMIT OF
MACAULAY STREET AS SHOWN ON PLAN 62R-20193,
HAVING A BEARING OF N72°00'00"W.

Surveyor's Certificate :
I CERTIFY THAT :
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE
WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT
AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 8th DAY OF OCTOBER 2019.

NOVEMBER 1, 2019
DATE

RON C. MAYO
ON TARIO LAND SURVEYOR
FOR MACKKAY, MACKAY & PETERS LIMITED

CAD FILE: E:\(62) Hamilton-Wentworth\Registered Plans\RP0071\LOT 11\19-236\19.236-dwg

MMP
MackKAY, MacKAY & Peters Limited
LAND SURVEYORS & MAPPERS
SINCE 1906

3380 South Service Road
Unit 101
Burlington, ON
L7N 3J5
(905) 639-1375
halton@mmplimited.com
mmpsveyors.ca
mmplocators.ca

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2102774

THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
In accordance with
Regulation 1026, Section 29(3)

DRAWN BY:	A.S.
PARTY CHIEF:	H.T.
CHECKED BY:	
PROJECT NO.:	19-236

APPLICATION FOR CONSENT TO SEVER LAND

UNDER SECTION 53 OF THE *PLANNING ACT*

Office Use Only

Date Application Received:	Date Application Deemed Complete:	Submission No.:	File No.:
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1 APPLICANT INFORMATION

	NAME	MAILING ADDRESS	
Purchaser*			Phone:
			E-mail:
Registered Owners(s)	N. STAR INVESTMENTS INC.		
Applicant(s)**	NAV VIRDI R&R DESIGNS		
			E-mail:
Agent or Solicitor			Phone:
			E-mail:

*Purchaser must provide a copy of the portion of the agreement of purchase and sale that authorizes the purchaser to make the application in respect of the land that is the subject of the application. (O. Reg. 786/21)

** Owner's authorisation required if the applicant is not the owner or purchaser.

1.3 All correspondence should be sent to

☐ Purchaser

☒ Applicant

☒ Owner

☐ Agent/Solicitor

2 LOCATION OF SUBJECT LAND

Complete the applicable lines

2.1 Area Municipality HAMILTON, ZONE D	Lot	Concession	Former Township
Registered Plan N°. 71	Lot(s) 11	Reference Plan N°.	Part(s)
Municipal Address 169 MACAULAY STREET E, HAMILTON, L8L 3X5			Assessment Roll N°.

2.2 Are there any easements or restrictive covenants affecting the subject land?

☐ Yes ☒ No

If YES, describe the easement or covenant and its effect:

3 PURPOSE OF THE APPLICATION

3.1 Type and purpose of proposed transaction: (check appropriate box)

a)Urban Area Transfer (do not complete Section 10):

☒ creation of a new lot
☐ addition to a lot
☐ an easement

Other: ☐ a charge
☐ a lease
☐ a correction of title

b) Rural Area / Rural Settlement Area Transfer (Section 10 must also be completed):

☐ creation of a new lot
☐ creation of a new non-farm parcel
(i.e. a lot containing a surplus farm dwelling
resulting from a farm consolidation)
☐ addition to a lot

Other: ☐ a charge
☐ a lease
☐ a correction of title
☐ an easement

3.2 Name of person(s), if known, to whom land or interest in land is to be transferred, leased or charged:

3.3 If a lot addition, identify the lands to which the parcel will be added:

4 DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Description of land intended to be Severed (lease, easement, charge etc.):

Frontage (m)	Depth (m)	Area (m² or ha)
7.20	45.40	327.074 Sq.m

Existing Use of Property to be severed:

☒ Residential
☐ Agriculture (includes a farm dwelling)
☐ Other (specify) _____

☐ Industrial
☐ Agricultural-Related

☐ Commercial
☐ Vacant

Proposed Use of Property to be severed:

☒ Residential
☐ Agriculture (includes a farm dwelling)
☐ Other (specify) _____

☐ Industrial
☐ Agricultural-Related

☐ Commercial
☐ Vacant

Building(s) or Structure(s):

Existing: 1 STOREY, VINYL SIDED, DETACHED SINGLE FAMILY DWELLING (To be Demolished)

Proposed: LOT B, 2 STOREYS, SEMI DETACHED.

Existing structures to be removed: YES, EXISTING HOUSE WILL BE DEMOLISHED

Type of access: (check appropriate box)

☐ provincial highway
☐ municipal road, seasonally maintained
☒ municipal road, maintained all year

☐ right of way
☐ other public road

Type of water supply proposed: (check appropriate box)

☒ publicly owned and operated piped water system
☐ privately owned and operated individual well

☐ lake or other water body
☐ other means (specify) _____

(January 2022)

Page 2 of 10

Type of sewage disposal proposed: (check appropriate box)

- ☒ publicly owned and operated sanitary sewage system
- ☐ privately owned and operated individual septic system
- ☐ other means (specify)

4.2 Description of land intended to be **Retained (remainder)**:

Frontage (m)	Depth (m)	Area (m ² or ha)
7.20	45.41	327.111 Sq.m

Certificate Request for Retained Lands: ☒ Yes*

* If yes, a statement from an Ontario solicitor in good standing that there is no land abutting the subject land that is owned by the owner of the subject land other than land that could be conveyed without contravening section 50 of the Act. **(O. Reg. 786/21)**

Existing Use of Property to be retained:

- ☒ Residential

☐ Agriculture (includes a farm dwelling)

☐ Other (specify)
- ☐ Industrial

☐ Agricultural-Related
- ☐ Commercial

☐ Vacant

Proposed Use of Property to be retained:

- ☒ Residential

☐ Agriculture (includes a farm dwelling)

☐ Other (specify)
- ☐ Industrial

☐ Agricultural-Related
- ☐ Commercial

☐ Vacant

Building(s) or Structure(s):

Existing: 1 STOREY, VINYL SIDED, DETACHED SINGLE FAMILY DWELLING. (To be Demolished)

Proposed: LOT A, 2 STOREYS, SEMI DETACHED.

Existing structures to be removed: YES, EXISTING HOUSE WILL BE DEMOLISHED

Type of access: (check appropriate box)

- ☐ provincial highway

☐ municipal road, seasonally maintained

☒ municipal road, maintained all year
- ☐ right of way

☐ other public road

Type of water supply proposed: (check appropriate box)

- ☒ publicly owned and operated piped water system

☐ privately owned and operated individual well
- ☐ lake or other water body

☐ other means (specify)

Type of sewage disposal proposed: (check appropriate box)

- ☒ publicly owned and operated sanitary sewage system
- ☐ privately owned and operated individual septic system
- ☐ other means (specify)

4.3 Other Services: (check if the service is available)

- ☒ electricity
- ☒ telephone
- ☒ school bussing
- ☒ garbage collection

5 CURRENT LAND USE

5.1 What is the existing official plan designation of the subject land?

Rural Hamilton Official Plan designation (if applicable):

Urban Hamilton Official Plan designation (if applicable):

Please provide an explanation of how the application conforms with a City of Hamilton Official Plan.

- 5.2 What is the existing zoning of the subject land?
If the subject land is covered by a Minister's zoning order, what is the Ontario Regulation Number? ZONE D
- 5.3 Are any of the following uses or features on the subject land or within 500 metres of the subject land, unless otherwise specified. Please check the appropriate boxes, if any apply.

Use or Feature	On the Subject Land	Within 500 Metres of Subject Land, unless otherwise specified (indicate approximate distance)
An agricultural operation, including livestock facility or stockyard*	<input type="checkbox"/>	N.A
A land fill	<input type="checkbox"/>	N.A
A sewage treatment plant or waste stabilization plant	<input type="checkbox"/>	N.A
A provincially significant wetland	<input type="checkbox"/>	N.A
A provincially significant wetland within 120 metres	<input type="checkbox"/>	N.A
A flood plain	<input type="checkbox"/>	N.A
An industrial or commercial use, and specify the use(s)	<input type="checkbox"/>	N.A
An active railway line	<input type="checkbox"/>	N.A
A municipal or federal airport	<input type="checkbox"/>	N.A

*Complete MDS Data Sheet if applicable

6 PREVIOUS USE OF PROPERTY

☒ Residential ☐ Industrial ☐ Commercial
☐ Agriculture ☐ Vacant ☐ Other (specify)

- 6.1 If Industrial or Commercial, specify use _____
- 6.2 Has the grading of the subject land been changed by adding earth or other material, i.e., has filling occurred?
☐ Yes ☒ No ☐ Unknown
- 6.3 Has a gas station been located on the subject land or adjacent lands at any time?
☐ Yes ☒ No ☐ Unknown
- 6.4 Has there been petroleum or other fuel stored on the subject land or adjacent lands?
☐ Yes ☒ No ☐ Unknown
- 6.5 Are there or have there ever been underground storage tanks or buried waste on the subject land or adjacent lands?
☐ Yes ☒ No ☐ Unknown
- 6.6 Have the lands or adjacent lands ever been used as an agricultural operation where cyanide products may have been used as pesticides and/or biosolids was applied to the lands?
☐ Yes ☒ No ☐ Unknown
- 6.7 Have the lands or adjacent lands ever been used as a weapons firing range?
☐ Yes ☒ No ☐ Unknown
- 6.8 Is the nearest boundary line of the application within 500 metres (1,640 feet) of the fill area of an operational/non-operational landfill or dump?
☐ Yes ☒ No ☐ Unknown
- 6.9 If there are existing or previously existing buildings, are there any building materials remaining on site which are potentially hazardous to public health (e.g., asbestos, PCB's)?
☐ Yes ☒ No ☐ Unknown

- 6.10 Is there reason to believe the subject land may have been contaminated by former uses on the site or adjacent sites?
☐ Yes ☒ No ☐ Unknown
- 6.11 What information did you use to determine the answers to 6.1 to 6.10 above?

CLIENT CONSULTATION
- 6.12 If previous use of property is industrial or commercial or if YES to any of 6.2 to 6.10, a previous use inventory showing all former uses of the subject land, or if appropriate, the land adjacent to the subject land, is needed.
Is the previous use inventory attached?
☐ Yes ☒ No

7 PROVINCIAL POLICY

- 7.1 a) Is this application consistent with the Policy Statements issued under subsection of the *Planning Act*? (Provide explanation)

☒ Yes ☐ No
- b) Is this application consistent with the Provincial Policy Statement (PPS)?
☒ Yes ☐ No (Provide explanation)
- c) Does this application conform to the Growth Plan for the Greater Golden Horseshoe?
☒ Yes ☐ No (Provide explanation)
- d) Are the subject lands within an area of land designated under any provincial plan or plans? (If YES, provide explanation on whether the application conforms or does not conflict with the provincial plan or plans.)
☐ Yes ☒ No
- e) Are the subject lands subject to the Niagara Escarpment Plan?
☐ Yes ☒ No

If yes, is the proposal in conformity with the Niagara Escarpment Plan?
☐ Yes ☐ No
(Provide Explanation)
- f) Are the subject lands subject to the Parkway Belt West Plan?
☐ Yes ☒ No

If yes, is the proposal in conformity with the Parkway Belt West Plan?
☐ Yes ☐ No (Provide Explanation)
- g) Are the subject lands subject to the Greenbelt Plan?
☐ Yes ☒ No

If yes, does this application conform with the Greenbelt Plan?
☐ Yes ☐ No (Provide Explanation)

8 HISTORY OF THE SUBJECT LAND

8.1 Has the subject land ever been the subject of an application for approval of a plan of subdivision or a consent under sections 51 or 53 of the *Planning Act*?
☐ Yes ☒ No ☐ Unknown

If YES, and known, indicate the appropriate application file number and the decision made on the application.

8.2 If this application is a re-submission of a previous consent application, describe how it has been changed from the original application.

NOT APPLICABLE

8.3 Has any land been severed or subdivided from the parcel originally acquired by the owner of the subject land? ☐ Yes ☒ No

If YES, and if known, provide for each parcel severed, the date of transfer, the name of the transferee and the land use.

8.4 How long has the applicant owned the subject land?

less than 3 months

8.5 Does the applicant own any other land in the City? ☒ Yes ☐ No
If YES, describe the lands in "11 - Other Information" or attach a separate page.

Additional land owned by the applicant is located on 323 Locke street south.

9 OTHER APPLICATIONS

9.1 Is the subject land currently the subject of a proposed official plan amendment that has been submitted for approval? ☐ Yes ☒ No ☐ Unknown

If YES, and if known, specify file number and status of the application.

9.2 Is the subject land the subject of any other application for a Minister’s zoning order, zoning by-law amendment, minor variance, consent or approval of a plan of subdivision?
☐ Yes ☒ No ☐ Unknown

If YES, and if known, specify file number and status of the application(s).

File number _____ Status _____

10 RURAL APPLICATIONS N/A

10.1 Rural Hamilton Official Plan Designation(s)

☐ Agricultural

☐ Rural

☐ Specialty Crop

☐ Mineral Aggregate Resource Extraction

☐ Open Space

☐ Utilities

☐ Rural Settlement Area (specify) _____

Settlement Area

Designation

If proposal is for the creation of a non-farm parcel resulting from a farm consolidation, indicate the existing land use designation of the abutting or non-abutting farm operation.

10.2 **Type of Application** (select type and complete appropriate sections) N/A

- ☐ Agricultural Severance or Lot Addition
☐ Agricultural Related Severance or Lot Addition
☐ Rural Resource-based Commercial Severance or Lot Addition
☐ Rural Institutional Severance or Lot Addition
☐ Rural Settlement Area Severance or Lot Addition

}

(Complete Section 10.3)
- ☐ Surplus Farm Dwelling Severance from an Abutting Farm Consolidation (Complete Section 10.4)
- ☐ Surplus Farm Dwelling Severance from a Non-Abutting Farm Consolidation (Complete Section 10.5)

10.3 **Description of Lands**

a) Lands to be Severed:

Frontage (m): (from Section 4.1)	Area (m ² or ha): (from in Section 4.1)
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Existing Land Use: Proposed Land Use:

b) Lands to be Retained:

Frontage (m): (from Section 4.2)	Area (m ² or ha): (from Section 4.2)
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Existing Land Use: Proposed Land Use:

10.4 **Description of Lands (Abutting Farm Consolidation)**

a) Location of abutting farm:

(Street)

(Municipality)

(Postal Code)

b) Description abutting farm:

Frontage (m):	Area (m ² or ha):
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Existing Land Use(s): Proposed Land Use(s):

c) Description of consolidated farm (excluding lands intended to be severed for the surplus dwelling):

Frontage (m):	Area (m ² or ha):
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Existing Land Use: Proposed Land Use:

d) Description of surplus dwelling lands proposed to be severed:

Frontage (m): (from Section 4.1)	Area (m ² or ha): (from Section 4.1)
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Front yard set back:

e) Surplus farm dwelling date of construction:

☐ Prior to December 16, 2004 ☐ After December 16, 2004

f) Condition of surplus farm dwelling:

☐ Habitable ☐ Non-Habitable

g) Description of farm from which the surplus dwelling is intended to be severed (retained parcel):

Frontage (m): (from Section 4.2)	Area (m ² or ha): (from Section 4.2)
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Existing Land Use: _____ Proposed Land Use: _____

10.5 Description of Lands (Non-Abutting Farm Consolidation)

a) Location of non-abutting farm

(Street) (Municipality) (Postal Code)

b) Description of non-abutting farm

Frontage (m):	Area (m ² or ha):
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Existing Land Use(s): _____ Proposed Land Use(s): _____

c) Description of surplus dwelling lands intended to be severed:

Frontage (m): (from Section 4.1)	Area (m ² or ha): (from Section 4.1)
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Front yard set back: _____

d) Surplus farm dwelling date of construction:

☐ Prior to December 16, 2004 ☐ After December 16, 2004

e) Condition of surplus farm dwelling:

☐ Habitable ☐ Non-Habitable

f) Description of farm from which the surplus dwelling is intended to be severed (retained parcel):

Frontage (m): (from Section 4.2)	Area (m ² or ha): (from Section 4.2)
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Existing Land Use: _____ Proposed Land Use: _____

11 OTHER INFORMATION

Is there any other information that you think may be useful to the Committee of Adjustment or other agencies in reviewing this application? If so, explain below or attach on a separate page.

Single family dwelling located on 323 Locke st south

12 ACKNOWLEDGEMENT CLAUSE

I acknowledge that The City of Hamilton is not responsible for the identification and remediation of contamination on the property which is the subject of this Application – by reason of its approval to this Application.

June 8, 2022

Date



Signature of Owner